

043.0

0004

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

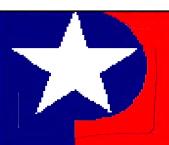
778,300 / 778,300

USE VALUE:

778,300 / 778,300

ASSESSED:

778,300 / 778,300


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
36		PHILIPS ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: DOHERTY WILLIAM III & PATRICIA	
Owner 2: TRS/ 36 PHILIPS STREET REALTY	
Owner 3: TRUST	
Street 1: 36 PHILIPS ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: DOHERTY WILLIAM & PATRICIA -	
Owner 2: -	
Street 1: 36 PHILIPS ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	

NARRATIVE DESCRIPTION	
This parcel contains .074 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1931, having primarily Vinyl Exterior and 2373 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	
t	

Exempt	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
101	One Family
3206	Sq. Ft.
Site	
0	80.
1.61	1

Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	3206	Sq. Ft.	Site	0	80.	1.61	1								412,943						412,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	3206.000	365,400		412,900	778,300		30059
Total Card	0.074	365,400		412,900	778,300	Entered Lot Size	GIS Ref
Total Parcel	0.074	365,400		412,900	778,300	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	327.98	/Parcel: 327.98	Land Unit Type:	Insp Date
							11/30/18

13637!

USER DEFINED

Prior Id # 1:	30059
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/29/21	23:22:59
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT								Parcel ID	043.0-0004-0001.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	365,400	0	3,206.	412,900	778,300		Year end	12/23/2021
2021	101	FV	354,600	0	3,206.	412,900	767,500		Year End Roll	12/10/2020
2020	101	FV	354,700	0	3,206.	412,900	767,600	767,600	Year End Roll	12/18/2019
2019	101	FV	272,000	0	3,206.	438,800	710,800	710,800	Year End Roll	1/3/2019
2018	101	FV	272,000	0	3,206.	320,000	592,000	592,000	Year End Roll	12/20/2017
2017	101	FV	272,000	0	3,206.	278,700	550,700	550,700	Year End Roll	1/3/2017
2016	101	FV	272,000	0	3,206.	237,400	509,400	509,400	Year End	1/4/2016
2015	101	FV	257,100	0	3,206.	232,300	489,400	489,400	Year End Roll	12/11/2014

SALES INFORMATION										TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes		3637	
DOHERTY WILLIAM	78838-138	1	10/4/2021	Convenience		99	No	No					
	21299-594		7/1/1991			174,000	No	No	Y				

BUILDING PERMITS										ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name
5/13/2016	626	Re-Roof	7,000					reroof		11/30/2018	MEAS&NOTICE	CC	Chris C
3/4/2016	234	Redo Bat	12,000					redo bath		1/17/2009	Meas/Inspect	345	PATRIOT
10/10/2014	1363	Manual	3,200					Replace front stai		5/2/2002	Permit Visit	PM	Peter M
4/11/2001	293	Redo Kit	20,000	O				KITCHEN REMODEL/AD		3/1/2000	Meas/Inspect	268	PATRIOT
										8/19/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION

Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	646-7433 SCUTTLE.
A Bath:		Rating:	
3/4 Bath:	1	Rating: Good	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7 BRs: 3 Baths: 1 HB	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1931
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	1 - Drywall 20 %
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile 20 %
Bsmt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL CONDITION**

Phys Cond: GD - Good

18. %

FUNCTIONAL

%

ECONOMIC

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SPECIAL

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